
BZA-1851
ANDREA J. MULLEN
Special Exception

STAFF REPORT
March 22, 2012

BZA-1851
ANDREA J. MULLEN
Special Exception

Staff Report
March 22, 2012

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent from owner, is requesting a special exception for a dog grooming operation (SIC 0752) in the NBU zone. Proposed operating hours requested are Monday through Saturday, 7 a.m. until 7 p.m. The property is located at 208 South Fourth Street in Lafayette, Fairfield 29 (NE) 23-4 (UZO 3-2).

AREA ZONING PATTERNS:

This site is currently zoned Neighborhood Business Urban, NBU. It was rezoned to NBU as part of the Ellsworth/SNIC neighborhood rezone in 1999 (Z-1832). All properties that line Fourth Street between Alabama and Fountain were zoned NBU with the exclusion of the old Soller-Baker funeral home on the corner of Fourth and Alabama. This area forms a small stretch of businesses south of downtown that still have the urban design of downtown but at a smaller scale. These two blocks of NBU surrounding South Fourth are surrounded by CB to the north and residential to the south and east. Immediately behind this site (west) is a small area of R2U that lines the east side of Third Street, west of that is I2 zoning bordering the railroad.

AREA LAND USE PATTERNS:

This site was last known to be a flooring materials business. Adjacent to the south is the Knights of Columbus building and Lafayette Auto Supply's parking lot is to the north. To the east and west are mixed density residences.

South of Alabama Street, Fourth Street is a mix of commercial and residential uses transitioning to increasing amounts of residential. Some of the uses south of Alabama Street are a liquor store, a pet store, a bar, and a community center.

TRAFFIC AND TRANSPORTATION:

The parking standard for this use, dog grooming (SIC 0752), is 1 space for 200 sq ft of gross floor area which translates into 7 spaces after the reduction is calculated for the urban zone. The site plan shows 7 spaces on the adjacent lot to the north. If the remaining 2nd and 3rd floors are used additional parking will be needed. Because no parking is available on the lot, the options for parking this use are either an offsite parking agreement or a variance from the Lafayette BZA; providing the required parking is a condition of approval.

STAFF COMMENTS:

Petitioner is applying for a grooming facility that is just south of downtown Lafayette. The petitioner feels this site is an ideal location because of the high visibility and proximity to existing dog oriented uses; Buckles, an established pet store, is less than a block away and Shamrock Dog Park is a short distance away. Additionally, the use of a pet grooming facility and pet related items, such as bathing and grooming accessories, would serve the needs of nearby residents.

Staff encourages the adaptive reuse of existing aged structures. Also the adopted *Historic Ellsworth Romig Neighborhood Land Use Plan* adopted in 1999 states a goal of maintaining the character of the neighborhood by reuse and rehabilitation of existing structures, specifically in this area of South Fourth Street. Having commercial uses on the ground floor allows the possibility for residential units on the top two floors, also a stated goal of the neighborhood plan.

At its meeting on March 7, 2012 the Executive Committee of the Area Plan Commission voted that granting this request would not substantially adversely affect the Comprehensive Plan.

Regarding the ballot items:

1. Section 3.1 of the Unified Zoning Ordinance **DOES** authorize a special exception for dog grooming in the NBU zoning district.

And it is staff's opinion that:

2. The requirements and development standards for the requested use as prescribed by the Unified Zoning Ordinance **WILL** be met. When the required parking is provided, the site plan will meet all the required development standards.
3. Granting the special exception **WILL NOT** subvert the general purposes served by the Ordinance. The intent of the NBU zone is to provide areas for services establishments that are convenient to neighborhood residents. This location will encourage pet and pedestrian traffic.
4. Granting the special exception **WILL NOT** materially and permanently injure other property or uses in the same district and vicinity because of:
 - a. Traffic generation: Traffic generated by this use will be consistent with this commercial area. Parking will be addressed by the city of Lafayette.
 - b. Placement of outdoor lighting: The petition states that no additional outdoor lighting will be installed.
 - c. Noise production: The only noises associated with this use would be the sound of dogs which would be considered negligible. Staff believes the sounds created by the dogs would be muffled by traffic along Fourth Street and the surrounding neighborhood.

- d. Hours of operation: Monday-Saturday 7am to 7pm. These hours are typical work hours associated with most businesses located in central business area of a community and will coincide with the standard work week.

STAFF RECOMMENDATION:

Approval, with the following condition:

1. Required parking must be provided prior to a receiving a certificate of occupancy.

Note: A special exception approval ceases to be valid if the use is not established within one year of the date that the special exception was granted.